# **FOR SALE** 2,640 Sq. Ft. (+/-)





## #111, 3912 - 77 Avenue, Leduc, AB

## **INVESTMENT OPPORTUNITY**

## **Property Highlights**

- Radiant heat
- Abundant office build-out
- Second-floor office and boardroom

#1200, 10117 Jasper Avenue

AB T5 I 1W8

- Professionally managed property
- 2-stage sump
- Fenced compound

ww.lizotterealesta

Ventilation fan

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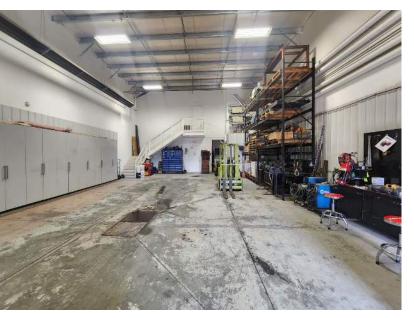
780.488.0888



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# **FOR SALE** Investment Opportunity















## FOR SALE **Investment Opportunity**

### **Property Information**

Municipal Address: #111, 3912 - 77 Avenue, Leduc, AB	
Legal Address: Plan 823248 Lot 2	
Building Size: 2,640 Sq. Ft. (+/-)	
Zoning: IM (Medium Industrial)	
Parking: Paved surface parking	
Power: TBC	
Heating: Radiant heat	
Ceiling Height: TBC	
Loading: 14'X 16' Grade	

Possession: Immediate/negotiable

#### **\$\$\$**

Purchase Price: \$607,200.00 (\$230/Sq. Ft)

Property Taxes: \$5,143.50 (Annual)

Costco Costco

Fairfield by

Mar Marriott



#### Contact

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Wyndham Garden Edmonton Airport

Boys Wash

7611 Sparrow Dr

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